

144.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

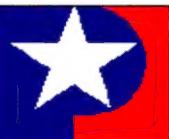
701,700 / 701,700

USE VALUE:

701,700 / 701,700

ASSESSED:

701,700 / 701,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
121		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FAHY ANTHONY J / LIFE ESTATE	
Owner 2:		
Owner 3:		

Street 1:	121 NEWPORT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER	
Owner 1:	FAHY ANTHONY J -
Owner 2:	-
Street 1:	121 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Above Stree
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
LT Factor	
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
%	Spec Land
Fact	J Code
Use Value	Notes

101	One Family	4689	Sq. Ft.	Site	0	80.	1.20	9															
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4689.000	249,700	3,500	448,500	701,700	
Total Card	0.108	249,700	3,500	448,500	701,700	Entered Lot Size
Total Parcel	0.108	249,700	3,500	448,500	701,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	440.28	/Parcel: 440.28	Land Unit Type:

Total Card / Total Parcel

701,700 / 701,700

APPRAISED:

701,700 / 701,700

USE VALUE:

701,700 / 701,700

ASSESSED:

701,700 / 701,700

User Acct

93543

GIS Ref

GIS Ref

Insp Date

12/15/17

11183!

PRINT

Date Time

12/30/21 12:03:49

LAST REV

Date Time

12/07/20 15:18:40

mmcmakin

11183

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

TAX DISTRICT		Parcel ID	144.0-0001-0004.0	PAT ACCT.
Grantor	Legal Ref	Type	Date	Notes
FAHY ANTHONY J	76164-253	1	11/13/2020	Convenience
	11898-50		10/1/1970	
				24,000
				No No
				Marie Fahy dod 8/7/2017

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2017								
11/19/2008								
11/15/1999								
12/1/1991								

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/15/2017	Meas/Inspect	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
11/15/1999	Meas/Inspect	153	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	648-3838 SCUTTLE BSMT SINK.										
Sty Ht:	2 - 2 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Fair											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units: 1										
Color:	GREEN			A Kits:		Rating:												
View / Desir:				Fpl:	1	Rating:	Average											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade:	C - Average			<b>CONDOS INFORMATION</b>														
Year Blt:	1927	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal:	2 - Plaster			Functional:			%	Interior:		1	6	3						
Sec Int Wall:		%		Economic:			%	Additions:										
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood			Override:			%	Baths:										
Sec Floors:		%		Total:	31	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ:	135.00			Heating:										
Bsmnt Gar:	0			Size Adj.:	1.35000002			General:										
Electric:	3 - Typical			Const Adj.:	0.98000199			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>						
Insulation:	2 - Typical			Adj \$ / SQ:	178.605			Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext:	S			Other Features:	64300													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	5 - Steam			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:		LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	361868													
% Com Wal		% Sprinkled		Depreciation:	112179													
				Depreciated Total:	249689													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:		Model:																
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 144.0-0001-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	11X20	A	AV	1927	26.36	T	40	101			3,500		3,500	
More: N				Total Yard Items:				3,500	Total Special Features:								Total:	3,500
<b>SKETCH</b>																		
<b>SUB AREA</b>																		
<b>SUB AREA DETAIL</b>																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten								
FFL	First Floor	750	178.610	133,954	BMT	100	RRM	25	F									
BMT	Basement	675	57.870	39,061														
SFL	Second Floor	675	178.610	120,559														
OFF	Open Porch	147	27.170	3,994														
Net Sketched Area: 2,247				Total:	297,568													
Size Ad	1425	Gross Area	2247	FinArea	1594													
<b>IMAGE</b>																		
<b>AssessPro Patriot Properties, Inc</b>																		